

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 3

Property ID: R21698

Property Information

property address: 1400 S TEXAS AVE
legal description: CAVITT HIGHWAY #6, LOT 1 THRU 5
owner name/address: GRIFFIN & DASHER
212 NORTHWIND CT
PONTE VEDRA BEACH, FL 32082-1952
full business name: Cash-N-Advance
land use category: comm - office type of business: _____
current zoning: C-3 occupancy status: occ
lot area (square feet): 11,477 frontage along Texas Avenue (feet): 230
lot depth (feet): 415 sq. footage of building: 1524
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards
NO NO

Improvements

of buildings: 1 building height (feet): 10 # of stories: 1
type of buildings (specify): wood
building/site condition: 5
buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____
approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: _____ type/material of sign: elec
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: NA
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: _____
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 2 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: _____

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☐ yes ☒ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? ☒ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:
